



State of Rhode Island
Department of Administration / Division of Purchases
One Capitol Hill, Providence, Rhode Island 02908-5855
Tel: (401) 574-8100 Fax: (401) 574-8387

ADDENDUM # 1

2/27/2020

Solicitation #7599928

Title: Sale of Surplus Real Estate (Cranston Lot 39 Plat 13)

Submission Deadline: March 4, 2020 @ 10:00 AM

Per the issuance of ADDENDUM #1 the following are noted:

Submitted Questions & Responses
Pre-Bid Attendance Sheet

Interested Parties should monitor this website on a regular basis, for any additional information that may be posted.

Gary P. Mosca
Chief Buyer

Request for Proposals # 7599928
Sale of Surplus Real Estate-Cranston Lot 39 Plat 13
20 Goddard Road, Cranston

ADDENDUM # 1

Questions and Responses

Question: If our company purchased this property, would we have any problem with the historical society if we wanted to tear down the building?

Response: No, the successful offeror will not have any problems with the Rhode Island Historical and Preservation Society (RIHPS). The Department of Administration, in accordance with guidance received from RIHPS, is completing an historical accounting of the Donald Price Correctional Facility. This document will be completed well before the successful offeror closes on this property. A copy of the final report will be forwarded to RIHPS and the successful offeror.

Offerors should not submit proposals that are contingent upon the entity being able to demolish the existing buildings. The State of Rhode Island assumes that the buyer intends to demolish the existing buildings. As stated in the Terms and Conditions of Sale and the sample Purchase and Sale Agreement, the successful offeror is purchasing the property in "as is" condition. The State of Rhode Island and RIHPS will not place any conditions on the sale of the property that will prevent you from completing any demolition work.

Question: During our due diligence period if we find environmental problems, will we be able to back out of the offer?

Response: Please refer to Section 3 of the sample Purchase and Sale Agreement posted on the Division of Purchases website with the Request for Proposals document.

Question: Is the Purchase and Sales agreement that is posted online the P&S that we will be using? Or could we use our own respected companies P&S form?

Response: Yes, the Purchase and Sale agreement that is posted on the Division of Purchases website is the document that will be the document utilized for this transaction.

Question: If a company was the highest bidder, but could not come into agreement with the State of Rhode Island due to the language that was being used in the Purchase and Sales Agreement, could the bidder back out of the deal and receive its surety money back in full?

Response: The Purchase and Sale agreement that is posted on the Division of Purchases website is the document that will be utilized for this transaction. Any offeror anticipating any significant revisions to this document does risk losing the surety deposit in its entirety.

Question: Is the minimum bid of \$3,900,000 based on an appraisal?

Response: Yes

Question: Does the State have any preliminary estimates or any knowledge whatsoever of the cost to knock down the main brick building?

Response: No

Question: Does the State have any knowledge of any environmentally toxic material inside the building that would have to be abated in the deconstruction process (ie: asbestos or asbestos containing materials)?

Response: No

Question: The property is currently assessed at \$22,516,700. How soon after the sale would the property be re-assessed and what would the new owner's property tax rate be based off of?

Response: The State of Rhode Island is not involved in determining the assessment of properties in local cities and towns. The successful offeror will need to discuss this issue with the Cranston Tax Assessor.



"NON-MANDATORY" PRE-BID CONFERENCE SIGN IN SHEET

BID NUMBER: 7599928
 BID TITLE: Sale of Surplus Real Estate (Cranston Lot 39 Plat 13)
 PRE-BID DATE AND TIME: February 14, 2020 at 2:00 PM

Purchasing Representative:
 Gary P. Mosca
 NON-Mandatory Pre-Bid Start Time:
 2:00 PM
 pre-bid end time: 2:20 PM

COMPANY NAME	COMPANY REPRESENTATIVE	SIGNATURE	ADDRESS	CONTACT E-MAIL	CONTACT PHONE NUMBER
1 State of Rhode Island	Gary P. Mosca		One Capitol Hill, Providence, RI 02908	gary.mosca@purchasing RI.gov	401-574-8124
2 TASSA	DAVID TASSA				
3 TASSA	Michael TASSA				
4 Corporation Group	Nicholas Alleto		1414 Alwood Ave. Johnston	nalitto@corporationgroup.com	860-824959
5 Division of RI	Aaron Boudreau				222-8212
6 State of RI	JOHN RYAN				222-4290
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